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April 25, 2010

To: Frederick Town Board  
From: Rinn United Methodist Church  
Re: Sandstone Ridge Business Park Zoning Amendment



Once again, the members of the Rinn United Methodist Church are wishing to express their concerns for the future development of Sandstone Business Park.

The Rinn Church has been a part of this community for over 100 years, working to serve the Rinn Valley, and Tri-Town areas. The land where the church sits today was donated by the Lee Powell family in the early 1950's, after the construction of I-25 forced its move from its original location.

Today, however, the church is faced with the situation of becoming "land-locked" in a subdivision that will not allow for it's potential development, as once previously promised by the Dillon family to include a large piece of land donated to the church.

Please note the attached drawing of this subdivision that was presented to the Frederick Town Board in April 2007. At that time, Outlot B was to become the church property, with Outlot A being the required open space area for the development.

With the land that would come with Outlot B, the church would be in a position to expand -- whether it be additional Sunday School Rooms, a larger sanctuary, or larger fellowship hall. Now that possibility is gone.

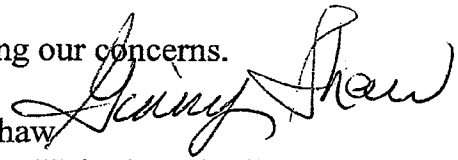
Not only is the <sup>above</sup> ~~about~~ possibility gone, the church now faces having to re-do the east entrance to come into the property -- taking down existing tall evergreen trees and driving over a leach field and covered irrigation ditch just to enter the property. This is not acceptable.

In addition, the 2007 development proposal wanted the Rinn Church to build a fence on the north end of the property. The church agreed to do a fence at the church's expense; HOWEVER, the Dillon family wanted an expensive stone fence at the cost of around \$80,000. Needless to say, Rinn could not afford their expensive fence at that time. Rinn Church would like to be open to re-negotiating this should the opportunity arise again. The use of more landscaping might be a possibility -- as shown on the current application.

Additionally, the Rinn Church would like to have considerations when businesses pursue locating in this development. The church would find that certain businesses (such as liquor stores, all night gas stations, etc.) would NOT be fitting neighbors for the church. The building height would also be a concern, as a 50' high building would block the Rinn Church visibility from I-25. (The visibility of the church from the interstate is, indeed, a drawing factor for the church).

Again, the Rinn Church would like to re-emphasize their concern that the current application for Sandstone Ridge is not acceptable to the church. The Church is open to meet with the Dillon family at their convenience (preferably with a 3<sup>rd</sup> party) to work out details.

We thank you for your time in considering our concerns.

  
Ginny Shaw  
(for Rinn United Methodist Church  
Building Committee)

Phone: 303-772-1297

Enclosure: 2007 Sketch of Sandstone Business Park

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